



# County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration  
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WILLIAM T FUJIOKA  
Chief Executive Officer

## ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

February 16, 2010

32 FEBRUARY 16, 2010

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

Board of Supervisors  
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First District

MARK RIDLEY-THOMAS  
Second District

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Fifth District

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:  
SPECIAL ENFORCEMENT BUREAU REPLACEMENT FACILITY  
AND BISCAILUZ CENTER REFURBISHMENT TRAINING ACADEMY PHASE II  
AWARD SUPPLEMENTAL AGREEMENTS  
CAPITAL PROJECT NOS. 77397 AND 86801  
(FIRST DISTRICT) (3 VOTES)**

### SUBJECT

This action will approve project budgets and award supplemental agreements associated with the Special Enforcement Bureau Replacement Facility and Biscailuz Center Refurbishment Training Academy Phase II projects.

### IT IS RECOMMENDED THAT YOUR BOARD:

1. Authorize expenditure of \$4,818,000 to complete the remaining work on the Special Enforcement Bureau Replacement Facility project, Capital Project No. 77397, for a total project budget of \$16,057,000; and authorize a \$21,426,000 total project budget for the Biscailuz Center Refurbishment Training Academy Phase II project, Capital Project No. 86801.
2. Approve and authorize the Director of Public Works to carry out the projects; award and authorize the Director of Public Works to execute Supplemental Agreement No. 5 to Agreement FP/C 1006 with Kajima Associates to provide architect/engineer services for the Special Enforcement Bureau Replacement Facility project for a \$216,000 not-to-exceed fee and Supplemental Agreement No. 6 to Agreement FP/C 1006 with Kajima for the

*"To Enrich Lives Through Effective And Caring Service"*

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Biscailuz Center Refurbishment Training Academy Phase II project for an \$810,000 not-to-exceed fee; award and authorize the Director of Public Works to execute Supplemental Agreement No. 3 to Agreement FP/C 1012 with SCS Engineers for environmental monitoring support services associated with the Special Enforcement Bureau Replacement Facility project for a \$51,520 not-to-exceed fee and Supplemental Agreement No. 4 to Agreement FP/C 1012 with SCS Engineers for the Biscailuz Center Refurbishment Training Academy Phase II project for a \$135,000 not-to-exceed fee; award and authorize the Director of Public Works to execute Supplemental Agreement No. 3 to Agreement FP/C 1008 with MACTEC Engineering and Consulting, Inc., to provide geotechnical investigation, inspection, and materials testing services for the Special Enforcement Bureau Replacement Facility project for a \$50,000 not-to-exceed fee and Supplemental Agreement No. 4 to Agreement F/C 1008 with MACTEC Engineering for the Biscailuz Center Refurbishment Training Academy Phase II project for a \$220,000 not-to-exceed fee; and authorize the Director of Public Works to establish the effective dates of the contracts following Board approval.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The recommended actions will allow the Department of Public Works (Public Works) to complete the remaining work on the Special Enforcement Bureau (SEB) Replacement Facility and initiate the Biscailuz Center Refurbishment Training Academy Phase II project.

Your Board previously approved the two capital projects to relocate the Special Enforcement Bureau (SEB) from the East Los Angeles Civic Center and the Sheriff's Training Academy and Regional Services (STARS) Center in Whittier to Eastern Hill, and to refurbish vacant buildings, construct an amphitheater, and install a communication antenna.

On February 20, 2007, your Board approved an action plan that recommended all future Sheriff's capital projects, including the remaining SEB Replacement Facility project work, be managed by Public Works. However, the project was temporarily put on hold in order to address local jurisdictional agency concerns regarding nearby slope stabilization, drainage issues, and possible landfill gas migration from the nearby Blanchard or Cogen Landfills.

On January 19, 2010, your Board approved a plan for Eastern Avenue Hill improvements to address post-closure maintenance responsibilities such as slope stabilization, drainage issues, and landfill gas migration, which may be related to the County-owned closed Blanchard Landfill, which is located on Eastern Avenue Hill.

Therefore, it is recommended that supplemental agreements with Kajima Associates (Kajima), SCS Engineers (SCS), and MACTEC Engineering and Consulting, Inc. (MACTEC), be awarded to finalize the plans and specifications for the remaining work and provide construction administration services during the construction phase.

The SEB Replacement Facility project's remaining work includes a new service building and covered car wash, a specialty vehicle canopy, walkways, landscaping, parking lot striping, roof-top equipment screening, and signage. Design is estimated to take approximately five (5) months from Board approval to complete with construction completion anticipated in June 2011.

The Biscailuz Center Refurbishment Training Academy Phase II project will remodel six existing vacant classroom buildings, construct an amphitheater for training exercises and ceremony seating, and procure and install a communication monopole antenna. This refurbished site will house Training Bureau Operations and the Academy that is being relocated from Whittier. Design is estimated to take approximately eight months from Board approval to complete with construction completion anticipated in December 2011.

Following completion of the design documents and specifications, we plan to return to your Board to adopt plans and specifications and advertise for bids to construct the new service building, specialty vehicle canopy, new amphitheater, ceremony seating, and site work. Construction of the remaining components of the projects are of a repair and remodeling nature and will be accomplished by Job Order Contracts (JOC).

### **Sustainable Design Program**

The projects will support your Board's Sustainable Design Program by using energy efficient light fixtures with light sensor controls and drought-tolerant landscaping. It is anticipated that there will be savings due to a reduction in electricity and water consumption as a result of the sustainable elements included in the design.

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs that we provide Operational Effectiveness (Goal 1) by establishing a centralized area for Homeland Security Training. It also supports Public Safety (Goal 5) by investing in public infrastructure to improve the safety and security of the people of the County of Los Angeles.

## **FISCAL IMPACT/FINANCING**

### **Project Funding History – SEB Replacement Facility**

The SEB Replacement Facility project started with a project budget of \$9,565,540. In order to provide financial compensation to the general contractor and other consultants for work previously performed and to complete the initial phase of the project, a budget adjustment was Board approved on February 20, 2007, which added \$6,491,000. This funding was a transfer of prior year net County cost funding from the Biscailuz Center Refurbishment Training Academy Project (C.P. No. 86801).

On February 20, 2007, your Board approved a revised total project budget of \$16,057,000 for the SEB Replacement Facility project, which includes plans and specifications, plan check, consultant services, County services, equipment, and construction. Project related expenditures of \$11,239,000 have been incurred to date, leaving \$4,818,000 to fund the remaining work for this project.

### **Project Funding History – Biscailuz Center Training Academy Phase II**

The Biscailuz Center Training Academy project started with a project budget of \$9.0 million. In February 2007, \$6,491,000 was transferred to the SEB Relocation Project. Further, in September 2007, \$9.0 million was transferred from the cancelled Biscailuz Center Pistol Range Renovation Project (C.P. No. 86800) and an additional \$9.91 million in available fund balance was added to fully fund the project for a total of \$21,426,000.

The total estimated cost of the Biscailuz Center Refurbishment Training Academy Phase II project, including plans and specifications, plan check, consultant services, County services, Civic Art allocation, equipment, and construction, is \$21,426,000. Project related expenditures of \$1,401,000 have been incurred to date, leaving \$20,025,000 to fund the project.

### **Recommended Supplemental Agreements**

Kajima, SCS, and MACTEC have agreed to provide the services for \$216,000, \$51,520, and \$50,000 total not-to-exceed fees, respectively, for the SEB Replacement Facility project. Kajima, SCS, and MACTEC have agreed to provide the services for \$810,000, \$135,000, and \$220,000 total not-to-exceed fees, respectively, for the Biscailuz Center Refurbishment Training Academy Phase II project. The negotiated fees for all three consultants have been reviewed by Public Works and are considered reasonable for the respective scopes of work.

Sufficient funds are available within the 2009-10 Capital Projects/Refurbishment Budget under Capital Project Nos. 77397 and 86801 to award the recommended supplemental agreements for the SEB Replacement Facility and Biscailuz Center Refurbishment Training Academy Phase II project.

The Project Schedules and Budget Summaries are included under Attachment A.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Standard supplemental agreements, in the form previously approved by County Counsel, will be used. The existing agreements with Kajima, SCS, and MACTEC include standard Board-directed clauses that provide for contract termination, hiring qualified displaced County employees, GAIN/GROW, Safely Surrendered Baby Law, Contractor Employee Jury Service Program, and Child Support Compliance Program.

Under the County's Civic Art Policy and Procedures approved by your Board on December 7, 2004, the SEB Replacement Facility project is exempt from providing and/or financing Civic Art because the project was authorized prior to approval of the Civic Art Policy. However, the Biscailuz Center Refurbishment Training Academy Phase II project includes 1 percent of the estimated design and construction costs to be allocated to the Civic Art Special Fund. The Civic Art fee will be calculated and transferred to the Civic Art Special Fund in a forthcoming Board action.

### **ENVIRONMENTAL DOCUMENTATION**

On November 30, 2004, your Board approved the Mitigated Negative Declaration (MND) and adopted the Mitigation Measures and Monitoring Program prepared by David Evans and Associates for these two projects. On January 24, 2006, your Board approved an addendum to the MND, which addressed additional grading work, and determined the changes were not substantial and would not involve new significant environmental effects or a substantial increase in previously identified significant effects, such that no subsequent MND was required pursuant to Sections 15162 and 15164 of the State of California Environmental Quality Act guidelines. The recommended actions are within the scope of the projects in the previously approved MND and addendum to the MND. A Notice of Determination was filed with the Registrar-Recorder/County Clerk.

### **CONTRACTING PROCESS**

On April 10, 2003, your Board authorized the delivery of the SEB Replacement Facility project and awarded an agreement to Kajima to provide architect/engineer design services for the project. This agreement was procured pursuant to a competitive process.

On June 1, 2004, your Board revised the project scope for the SEB Replacement Facility project to include the relocation of the Sheriff's Training Bureau and Academy from their current locations to the Biscailuz Center and awarded Agreement FP/C 1006 with Kajima to provide architect/engineer design services for the project for a \$561,917 not-to-exceed fee. To date, four supplemental agreements for \$885,000 have been approved by your Board for additional services, increasing the total agreement value to \$1,446,917.

Since the work being currently contemplated is to complete the two projects within the June 1, 2004, project scope and the scope of the design contract, it is recommended that Kajima be awarded supplemental agreements to complete the plans and specifications and to provide the construction administration services for the SEB Replacement Facility project for a \$192,000 not-to-exceed fee and for the Biscailuz Center Refurbishment Training Academy Phase II project for an \$810,000 not-to-exceed fee.

On June 21, 2005, your Board awarded Agreement FP/C 1012 with SCS for site exploration and environmental recommendation services for the SEB Replacement Facility project for a \$70,000 not-to-exceed fee. To date, two supplemental agreements for \$121,510 have been approved by your Board, increasing the total agreement value to \$191,510.

Since the work being currently contemplated is to complete the two projects within the June 1, 2004, project scope, it is recommended that SCS be awarded supplemental agreements to prepare environmental recommendation services to complete the SEB Replacement Facility project for a \$51,520 not-to-exceed fee and to complete the Biscailuz Refurbishment Training Academy Phase II project for a \$135,000 to-to-exceed fee.

On June 1, 2004, your Board awarded Agreement FP/C 1008 with MACTEC to provide soil testing and inspection services for a \$58,265 not-to-exceed fee for the SEB Replacement Facility project. To date, two supplemental agreements for \$150,901 have been approved by your Board for additional services, increasing the total agreement amount to \$209,166.

Since the work being currently contemplated is to complete the two projects within the June 1, 2004, project scope, it is recommended that MACTEC be awarded supplemental agreements to provide geotechnical investigation, inspection, and material testing services to complete the SEB Replacement Facility project for a \$50,000 not-to-exceed fee and to complete the Biscailuz Center Refurbishment Training Academy Phase II project for a \$220,000 not-to-exceed fee.

The negotiated fees for all three consultants have been reviewed by Public Works and are considered reasonable for the respective scopes of work.

The State Labor Code requires contractors to pay prevailing wage rates to all persons employed on Public Works contracts.

Kajima's, SCS's, and MACTEC's Community Business Enterprises participation data and three-year contracting history with the County are on file with Public Works.

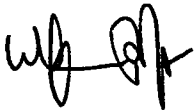
**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Public Works and the Sheriff's Department will take the appropriate measures to minimize any impacts on departmental operations during completion of the SEB Replacement Facility and Biscailuz Center Refurbishment Training Academy Phase II projects.

**CONCLUSION**

Please return one adopted copy of this letter to the Chief Executive Office, Capital Projects Division; the Department of Public Works, Project Management Division II; and the Sheriff's Department, Facilities Planning Bureau.

Respectfully submitted,



WILLIAM T FUJIOKA  
Chief Executive Officer

WTF:LDB:SK  
DJT:TJ:zu

**Attachments**

- c: Executive Office, Board of Supervisors
- Arts Commission
- Auditor-Controller
- County Counsel
- Department of Public Works
- Office of Affirmative Action Compliance

February 16, 2010

**ATTACHMENT A**

**SPECIAL ENFORCEMENT BUREAU REPLACEMENT FACILITY  
AND BISCAILUZ CENTER REFURBISHMENT TRAINING ACADEMY PHASE II  
AWARD SUPPLEMENTAL AGREEMENTS  
CAPITAL PROJECT NOS. 77397 AND 86801**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>SEB Replacement Facility Scheduled Completion Date</b>	<b>Biscailuz Center Refurbishment Training Academy Phase II Scheduled Completion Date</b>
Design		
Contract Execution	03/03/10	03/03/10
Construction Document Submittal	05/01/10	09/03/10
Jurisdictional Approval	07/26/10	11/30/10
Bid and Award	11/09/10	03/15/11
Construction Substantial Completion	06/30/11	12/01/11
Acceptance	08/30/11	02/14/12



**II. PROJECT BUDGET SUMMARIES**  
**SEB Replacement Facility Project**

<b>Budget Category</b>	<b>SEB Replacement Facility Project Prior Expenditure</b>	<b>SEB Replacement Facility Project Remaining Work</b>	<b>Total SEB Replacement Facility Project Budget</b>
Relocation Costs	\$ 100,000	\$ 0	\$ 100,000
Construction			
Construction Contracts	\$ 2,892,720	\$ 2,180,479	\$ 5,073,199
Bid Contingency (0 percent)	0	0	0
Change Orders – Construction	\$ 2,380,591	\$ 261,657	\$ 2,642,248
Demolition	0	0	0
Utility Connection Fee	0	0	0
Departmental Crafts	0	0	0
Youth Employment	0	0	0
Equipment	0	0	0
Construction Consultants	0	0	0
Misc. Expense	0	0	0
Telecomm Equip – Affixed to Building	0	0	0
Civic Art	N/A	N/A	N/A
Subtotal	\$ 5,273,311	\$ 2,442,136	\$ 7,715,447
Equipment	\$ 250,000	\$ 0	\$ 250,000
Plans and Specifications	\$ 1,446,917	\$ 216,000	\$ 1,662,917
Consultant Services			
Deputy Inspection	\$ 13,500	\$ 23,000	\$ 36,500
Site Planning	0	0	0
Methane Consultant	\$ 191,510	\$ 51,520	\$ 243,030
Geotech/Soils Test	\$ 195,666	\$ 7,000	\$ 202,666
Material Testing	\$ 0	\$ 20,000	\$ 20,000
Cost Estimating/Constructability Reviews	0	\$ 20,000	\$ 20,000
Topographic Surveys	0	0	0
Construction Management	0	0	0
Construction Administration	0	0	0
Environmental	0	0	0
Move Management	0	0	0
Equipment Planning	0	0	0
Legal	0	0	0
Scheduling	0	0	0
Contract/Change Order	0	0	0
Other	\$ 0	\$ 0	\$ 0
Subtotal	\$ 400,676	\$ 121,520	\$ 522,196

## II. PROJECT BUDGET SUMMARY (continued)

Budget Category	SEB Replacement Facility Project Prior Expenditure	SEB Replacement Facility Project Remaining Work	Total SEB Replacement Facility Project Budget
Miscellaneous Expenditures			
Printing/Other	\$ 580,000	\$ 10,000	\$ 590,000
Furniture, Fixtures, and Equipment	0	0	0
Subtotal	\$ 580,000	\$ 10,000	\$ 590,000
Jurisdictional Review/Plan Check/Permit	\$ 60,000	\$ 34,500	\$ 94,500
County Services			
Code Compliance and Quality Control Inspections	\$ 0	\$ 70,200	\$ 70,200
Design Review	0	0	0
Design Services	0	0	0
Contract Administration	0	\$ 40,000	\$ 40,000
AED Support Services	0	0	0
Project Management	0	\$ 138,721	\$ 138,721
Project Management Support Services	0	\$ 100,000	\$ 100,000
Secretarial	0	\$ 5,000	\$ 5,000
Document Control	0	\$ 5,000	\$ 5,000
ISD Job Order Contract Management	0		0
DPW Job Order Contract Management	0		0
ISD ITS Communications	0		0
Project Security	0		0
Project Technical Support	0	\$ 10,000	\$ 10,000
Consultant Contract Recovery	0	\$ 15,000	\$ 15,000
Office of Affirmative Action	0	\$ 9,500	\$ 9,500
County Counsel	0	0	0
County Services	\$ 484,289	\$ 0	\$ 484,289
Subtotal	\$ 484,289	\$ 393,421	\$ 877,710
Other Prior Project Expenditure	\$ 2,643,807		\$ 2,643,807
Contingency (Unforeseen Site Conditions)		\$ 1,600,423	\$ 1,600,423
Subtotal	\$ 11,239,000	\$ 4,818,000	\$16,057,000

**Biscailuz Center Refurbishment Training Academy Phase II Project**

<b>Budget Category</b>	<b>Biscailuz Center Refurbishment Training Academy Phase II Prior Expenditure</b>	<b>Biscailuz Center Refurbishment Training Academy Phase II Remaining Work</b>	<b>Total Biscailuz Center Refurbishment Training Academy Phase II Budget</b>
Land Acquisition	\$ 0	\$ 0	\$ 0
Construction			
Construction Contracts	0	\$ 16,196,455	\$16,196,455
Bid Contingency (0 percent)	0	0	0
Change Orders – Construction	0	\$ 1,619,645	\$ 1,619,645
Demolition	0	0	0
Utility Connection Fee	0	0	0
Departmental Crafts	0	0	0
Youth Employment	0	0	0
Equipment	0	0	0
Construction Consultants	0	0	0
Misc. Expense	0	0	0
Telecomm Equip – Affixed to Building	0	0	0
Civic Art	\$ 0	\$ 188,000	\$ 188,000
Subtotal	0	\$ 18,004,100	\$18,004,100
Programming/Development	0	0	0
Plans and Specifications	0	\$ 810,000	\$ 810,000
Consultant Services			
Deputy Inspection	0	\$ 110,000	\$ 110,000
Site Planning	0	0	0
Methane Consultant	0	\$ 135,000	\$ 135,000
Geotech/Soils Test	0	\$ 10,000	\$ 10,000
Material Testing	0	\$ 100,000	\$ 100,000
Cost Estimating/Constructability Reviews	0	\$ 45,000	\$ 45,000
Topographic Surveys	0	\$ 25,000	\$ 25,000
Construction Management	0	0	0
Construction Administration	0	0	0
Environmental	0	\$ 10,000	\$ 10,000
Move Management	0	0	0
Equipment Planning	0	0	0
Legal	0	0	0
Scheduling	0	0	0
Contract/Change Order	0	0	0
Other	\$ 0	\$ 0	\$ 0
Subtotal	0	\$ 435,000	\$ 435,000

## II. PROJECT BUDGET SUMMARY (continued)

Budget Category	Biscailuz Center Refurbishment Training Academy Phase II Prior Expenditure	Biscailuz Center Refurbishment Training Academy Phase II Remaining Work	Total Biscailuz Center Refurbishment Training Academy Phase II Budget
Miscellaneous Expenditures			
Printing	\$ 0	\$ 25,000	\$ 25,000
Furniture, Fixtures, and Equipment	0	0	0
Subtotal	0	\$ 25,000	\$ 25,000
Jurisdictional Review/Plan Check/Permit	0	\$ 105,000	\$ 105,000
County Services			
Code Compliance and Quality Control Inspections	0	\$ 135,000	\$ 125,000
Design Review	0	0	0
Design Services	0	0	0
Contract Administration	0	\$ 48,400	\$ 48,400
AED Support Services	0	0	0
Project Management	0	\$ 195,000	\$ 195,000
Project Management Support Services	0	\$ 167,000	\$ 150,000
Secretarial	0	\$ 10,000	\$ 10,000
Document Control	0	\$ 10,000	\$ 10,000
ISD Job Order Contract Management	0	0	0
DPW Job Order Contract Management	0	0	0
ISD ITS Communications	0	\$ 7,500	\$ 7,500
Project Security	0	0	0
Project Technical Support	0	\$ 20,000	\$ 20,000
Consultant Contract Recovery	0	\$ 30,000	\$ 30,000
Office of Affirmative Action	0	\$ 23,000	\$ 23,000
County Counsel	0	0	0
Other	\$ 0	\$ 0	\$ 0
Subtotal	\$ 0	\$ 645,900	\$ 618,900
Prior Project Expenditure	\$1,401,000		\$1,401,000
Subtotal	\$1,401,000	\$20,025,000	\$21,426,000